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RECORDING PAGE

Type of Instrument: LIS PENDENS

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Recorded: 8/4/2025

Index Number: 25 620450 Sequence Number: 338858

Plaintiff(s) :

JPMorgan Chase Bank, National Association

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Defendant(s) :

Weissglass, Cory E. a/k/a Cory Weissglass a/k/a Cory Evan Weissglass, as Executor of The Estate ....

Attorney(s) :

VERONICA PALERMO

TAX_MAP_NO:

See attached Real Property Tax Service Agency Verification Page

Liber Page(s):
M00021265-454

ADDITIONAL INFORMATION EXISTS PLEASE SEE DOCUMENT
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

County Clerk, Suffolk County

FILED: SUFFOLK COUNTY CLERK 07/31/2025 03:42 PM

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

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JPMorgan Chase Bank, National Association, Plaintiff, vs. Cory E. Weissglass a/k/a Cory Weissglass a/k/a Cory Evan Weissglass, as Executor of The Estate of Shelley Marks a/k/a Shelley Marks-Weissglass a/k/a Shelley Marks Weissglass, Deceased, Arvest Bank; Dime Community Bank f/k/a BNB Bank; Board of Managers of The Dune Road Condominium; New York State Department of Taxation and Finance; Pure Soil Technologies, Inc.; Powerball Funding LLC; Western Equipment Finance, Inc.; Mayfair Business Capital LLC; Tilcon New York Inc.; J. Granda Trans LLC; DI Trucking LLC; Spark Funding, LLC d/b/a Fundamental Capital; John Doe #1 through #6, and Jane Doe #1 through #6, the last twelve names being fictitious, it being the intention of Plaintiff to designate any and all occupants, tenants, persons or corporations, if any, having or claiming an interest in or lien upon the premises being foreclosed herein, Defendants.	**NOTICE OF LIS PENDENS** INDEX NO.: MORTGAGED PREMISES: 234 Dune Road, Unit 1 Quogue, NY 11959 District: 0902 Section: 016.01 Block: 01.00 Lot: 001.000 Servicer: JPMorgan Chase Bank, National Association Servicer's Phone Number: 800-848-9136

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TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN of the commencement and pendency of the above entitled action to foreclose on the following property, situated within Suffolk County:

1. To foreclose the following mortgage covering the premises hereinafter described, to wit: Mortgage made by Shelley Marks to Washington Mutual Bank, FA in the amount of $125,000.00, dated March 3, 2006 and recorded in the Suffolk County Clerk's Office on March 29, 2006, in Liber M00021265, Page 454. Said Mortgage was assigned from JPMorgan Chase Bank, National Association, successor in interest by Purchase from The Federal Deposit Insurance Corporation, as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, FA to JPMorgan Chase Bank, National Association by Assignment of Mortgage dated April 30, 2025 and recorded in the Suffolk County Clerk's Office on June 12, 2025, in Liber M00023664, Page 256.

2. To recover possession of the property described in Schedule "A" attached hereto.

[THIS SPACE IS INTENTIONALLY LEFT BLANK]

25-19622NY

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3. The Clerk of Suffolk County is directed to index this Notice against each of the above named Defendants.

Date: July 30, 2025

By: _____

Veronica M. Rundle, Esq.
McCalla Raymer Leibert Pierce, LLP
420 Lexington Avenue, Suite 840
New York, New York 10170
Phone: 347-286-7409
Fax: 347-286-7414
Attorneys for Plaintiff,
JPMorgan Chase Bank, National Association
File No. 25-19622NY

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SCHEDULE A
DESCRIPTION OF MORTGAGED PREMISES

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Lying and being located in the Town of Southampton, County of Suffolk, State of New York:

All that certain parcel or tract of land known as:

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All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being the Unit known as Unit 1 (hereinafter called "The Unit") in the building known as Dune Road Condominium and by the street number 234 Dune Road (Unit #1) at Quogue, Town of Southampton, County of Suffolk and State of New York designated and described as Apartment Unit No. 1 in the Declaration establishing a plan for condominium ownership (hereinafter called the "Property"), made by the grantor under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York) dated 8/3/93, recorded in the Office of the Clerk in the County of Suffolk on the 7th day of October 1993 in Liber 11647 at Page 175 as amended by first amendment as to August 8/4/93 (hereinafter called the "Declaration"), and designated also as Tax Lot No 001.000 in District No. 0902 Section No. 016.01 in Block No. 01.00 on tax map of the Real Property Assessment Department of the County of Suffolk, on the floor plans and site plan ('the floor plans") certified by Donald Jewel, Architects, filed in the said Clerk's Office as Condominium Plan No. 252.

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Together with an undivided 47 percent interest appurtenant to the unit in the common elements of the property

THE land or which the Building containing the Unit is located is more particularly bounded and described as follows:

ALL that certain plot piece or parcel of land situate lying and being at Quogue, Town of Southampton, County of Suffolk and State of New York, known and designated as parts of lots 17 and 18 on a certain map entitled "Map of Section A. Hampton Beach", and filed in the Office of the Clerk of the County of Suffolk on 8/13/1923 as map No. 638 and part of Lot No. 1 on a certain map entitled "Map showing subdivision of Sections 1, 2, 3, and 4 Hampton Beach" and filed in the Office of the Clerk of the County of Suffolk on 6/12/1903 as Map No. 187 which said part of lots on said map are bounded and described as follows:

BEGINNING at a point on the Southerly side of Dune Road which point is distant when measured along the Southerly side of Dune Road 364.03 feet Westerly from the Easterly boundary of the Town of Southampton and

RUNNING THENCE South 02 degrees 06 minutes 10 seconds West along land now or formerly of Henry Phipps Est. 677.36 feet to the mean high water line of the Atlantic Ocean;

THENCE South 89 degrees 20 minutes West along the mean high water line of the Atlantic Ocean 37.61 feet to land now or formerly of Herbert T. Kophelm;

THENCE North 03 degrees 48 minutes West along said land now or formerly of Herbert T. Kophelm 656.56 feet to the Southerly side of Dune Road;

THENCE along the Southerly side of Dune Road North 78 degrees 04 minutes East 108.31 feet to the point or place of BEGINNING.

Premises: 234 Dune Road Unit 1, Quogue, NY 11959
Tax Parcel ID No.: District: 0902 Section: 016.01 Block: 01.00 Lot: 001.000

FILED: SUFFOLK COUNTY CLERK 07/31/2025 03:42 PM

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

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JPMorgan Chase Bank, National Association,

Plaintiff,

vs. Not For Legal Use

Cory E. Weissglass a/k/a Cory Weissglass a/k/a Cory Evan Weissglass, as Executor of The Estate of Shelley Marks a/k/a Shelley Marks-Weissglass a/k/a Shelley Marks Weissglass, deceased; et al,

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Defendants.

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NOTICE OF LIS PENDENS

McCalla Raymer Leibert Pierce, LLP
420 Lexington Avenue, Suite 840
New York, New York 10170
Phone: 347-286-7409
Fax: 347-286-7414
Attorneys for Plaintiff: JPMorgan Chase Bank, National Association
File No. 25-19622NY

Pursuant to 22 NYCRR 130-1.1, the undersigned, an attorney admitted to practice in the Courts of New York State, certifies that upon information and belief and reasonable inquiry, the contentions contained in the annexed document are not frivolous.

Dated:

Service of a copy of the within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE

☐ that the within a (certified) true copy of a
entered in the office of the clerk of the within named Court on 2025

☐ that an Order of which the within is a true copy will be presented for settlement to the
Hon. On of the judges of the within named Court,
At
on 2025, at
Dated:

25-19622NY

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REAL PROPERTY TAX SERVICE AGENCY VERIFICATION

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R CLA A
8/1/2025

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StatID: 583952

Tax Map #'s: 0902-016.01-01.00-001.000